



It gives us immense pleasure to bring to market this superb modern Semi-Detached property located in the heart of the quaint Crawfordsburn village and just across from The Old Inn. This Location has it all with the magnificent Crawfordsburn Country Park just a five-minute walk away which leads onto the Coastal Path.

The property itself is modern, bright and spacious and was constructed 3.5 years ago to a superb finish and there's nothing to do except move in and enjoy. The accommodation comprises on the Ground Floor, open plan Kitchen / Dining with separate walk-in Larder, Lounge with wood burning stove with direct access to the rear patio garden, plus Utility Room. On the First Floor - three Bedrooms including Principal Bedroom plus ensuite with large double shower cubicle, Modern Family Bathroom, walk-in Linen Cupboard / Study on the Landing.

Outside there is a good sized private rear garden laid in lawn with patio area – Ideal for those Summer BBQ's. There is also allocated parking to the front. With delightful coastal walks right on your doorstep and the proximity to superb Golf and Yacht Clubs, the purchaser will be guaranteed a stunning home in an enduringly popular and convenient location. The Agent strongly recommends arranging a viewing.

Offers Around
£315,000

18 Village Brow,
Crawfordsburn,
Bangor,
BT19 1FT

Viewing by
appointment
through agent
028 9042 4747

- Superb Semi-Detached Property in the heart of Crawfordsburn's Village
- Idyllic Crawfordsburn Location just across from The Old Crawfordsburn Inn Hotel
- Contemporary in Design yet keeping with the quaint Crawfordsburn Village setting
- Recently Constructed (3.5 years ago)
- Bright, modern and tastefully decorated to a high standard of finish
- Large Open Plan Kitchen / Dining with separate Walk-in Larder
- Lounge with Wood burning stove and Patio Doors to rear Garden
- Utility Room / Ground Floor Cloaks WC
- Three Bedrooms including Principal Bedroom with Ensuite
- Modern Family Bathroom with White Suite
- Gas Fired Central Heating / Underfloor Heating to Ground Floor
- Landing - Large Walk-In Linen Cupboard with Light & Power and Radiator. Plus wardrobe rails and drawers; would also make ideal Home Office
- uPVC Double Glazing
- Allocated Parking to front of Property for two cars
- Fully Enclosed & Private Rear Garden Laid in Lawn and Brick Paviers - with outside lights and power: Ideal for those Summer BBQ's
- Popular and Sought After Location in the Heart of North Down
- Fabulous Golf and Yacht Clubs all within easy reach
- Helen's Bay & Carnalea Railway Holts a short distance away with Public Transport stop outside The Old Inn
- Crawfordsburn Country Park only a 5 minute walk and leads to the Coastal Path



The Property Comprises:

Ground Floor

ENTRANCE HALL: Ceramic tiled floor, underfloor heating, temperature control unit.

LOUNGE: 17' 9" x 10' 10" (5.41m x 3.3m) Bright lounge, wood burning stove with slate surround, LED lighting, underfloor heating, temperature control, double patio sliding doors to rear garden.



DOWNSTAIRS W.C.: White suite comprising LFWC, wash hand basin with mixer tap, tiled splashback, mirror, shelving, extractor fan, ceramic tiled floor, underfloor heating.

KITCHEN/DINING: 17' 9" x 9' 10" (5.41m x 3m) Superb Shaker style dual coloured (Taupe & Navy) kitchen with excellent range of high and low level units, Belfast style stainless steel sink with mixer tap and drainer on worktop, 'Siqua Stone' - snowdrift worktop and upstands, 4 ring Induction Hob with stainless steel extractor fan with light above, CDA built-in dishwasher, built-in tall fridge / freezer, pull out full height larder, pull-up cupboard with space for microwave (cupboard has power), CDA double built-in oven, ceramic tiled floor, LED lighting on kick boards, under cupboard lighting, LED lighting, underfloor heating, temperature control unit. Kitchen is also piped for gas hob etc. WALK-IN LARDER: With light and power, ceramic tiled floor.



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LARGE CUPBOARD: Large understairs walk-in cupboard with light, ceramic tiled floor.

UTILITY: 10' 0" x 7' 3" (3.05m x 2.21m) Excellent range of high and low level units, composite worktop, stainless steel sink with drainer and mixer tap, space for tumble dryer, space for washing machine, Viessmann gas fired boiler, ceramic tiled floor, underfloor heating, main heating controls, LED lighting, extractor fan. Views over rear garden. Door to garden and patio.



First Floor

PRINCIPAL BEDROOM: 12' 6" x 9' 10" (3.81m x 3m)

ENSUITE: 9' 10" x 4' 11" (3m x 1.5m) White suite comprising LFWC, vanity unit with tiled splashback, mirror with light, fully tiled double walk-in shower with thermostatic rain shower head and hand held shower head, fully tiled walls, LED lighting, heated towel rail, extractor fan, ceramic tiled floor.



BEDROOM (2): 10' 10" x 10' 0" (3.3m x 3.05m) Large full size double wardrobe - to be included.



BEDROOM (3): 10' 10" x 7' 0" (3.3m x 2.13m)



MODERN FAMILY BATHROOM: 10' 0" x 7' 0" (3.05m x 2.13m) White suite comprising vanity unit with drawer and mixer tap, tiled splashback, mirror with light, LFWC, tiled panelled bath with thermostatic shower over and mixer tap, part tiled walls, heated towel rail, ceramic tiled floor, hand towel rail, shelving, extractor fan, frosted window, LED lighting.



LINEN CUPBOARD / HOME OFFICE: 7' 3" x 4' 11" (2.21m x 1.5m) Light and power, radiator, wardrobe railing with built-in shelving, fuse box, Smart Home Hub.

LANDING: Access to roofspace. Temperature control unit.



Outside

TO FRONT: Car parking to front for two cars, outside light.

TO REAR: Fully enclosed garden laid in lawn, brick paviors, outside lights, outside double socket, outside tap.

Private view from rear garden to Ulster Way below and beyond.

Wooden gate to side for access for bins and to allocated parking to front for two cars.

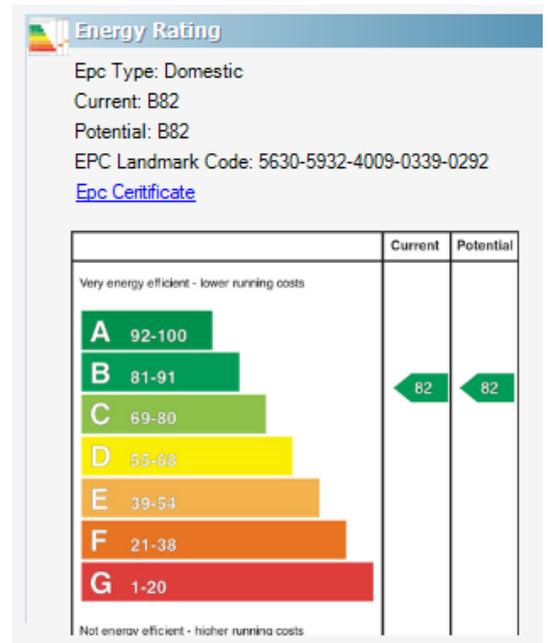


Location:

On Belfast to Bangor A2 turn left at Ballyrobert following sign for Crawfordsburn. No 18 Village Brow is in the village on the right hand side (opposite The Old Inn).



North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 www.templetonrobinson.com



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